



EDENDALE ROAD, MELTON MOWBRAY

£139,950

Two Bedrooms

Freehold



SPACIOUS END TERRACE

MATURE GARDEN

TWO DOUBLE BEDROOMS

CLOSE TO PRIMARY SCHOOL

SINGLE GARAGE

SHOWER ROOM

BUS ROUTE TO TOWN

NO UPWARD CHAIN

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A spacious property offering off road parking, garage and an enclosed rear garden. Situated on the South side of Melton Mowbray within close proximity to Swallowdale school and Longfield Academy.

A spacious two bedroom end terrace, offering Lounge, dining room, kitchen, two bedrooms, shower room and separate WC . Outside off road parking, single garage and a mature private garden



TO THE FRONT

Flowerbeds and shrubs welcome you to this two bedroom end terrace situated on a corner plot. Covered bin store and canopy porch.

HALLWAY

10' 9" x 8' 8" (3.281m x 2.665m)

Upvc door into hallway, storage cupboard, access under the stairs, further storage cupboard, doors leading to kitchen and lounge, and stairs rising to first floor.

KITCHEN

11' 7" x 8' 5" (3.531m x 2.574m)

Upvc window to front elevation, wall and base units, roll top work surface, tiled floor, stainless steel sink, radiator, pantry and further storage cupboard.

DINING ROOM

10' 5" x 8' 5" (3.195m x 2.583m)

Archway leading from kitchen, storage cupboard, radiator, and sliding patio doors.

LOUNGE

12' 4" x 10' 9" (3.764m x 3.291m)

Large Upvc picture window to rear, double radiator, door leading to dining room and hallway.

STAIRS AND LANDING

Stairs rising to the first floor with split landing, Upvc window to front elevation, loft access, storage and airing cupboards and doors leading to two double bedrooms, shower room and separate WC.

BEDROOM ONE

12' 4" x 10' 10" (3.779m x 3.303m)

Upvc window to rear elevation, fitted wardrobes with sliding doors, hang rail and shelving. Single radiator.

BEDROOM TWO

12' 4" x 8' 5" (3.771m x 2.587m)

Upvc window to rear elevation, single radiator.

SHOWER ROOM

5' 6" x 12' 4" (1.680m x 3.771m)

Fully tiled shower room, with double cubicle, wash hand basin and Upvc window to front elevation.

STORAGE

Large storage cupboard.

WC

Upvc window to front elevation, low flush WC

REAR GARDEN

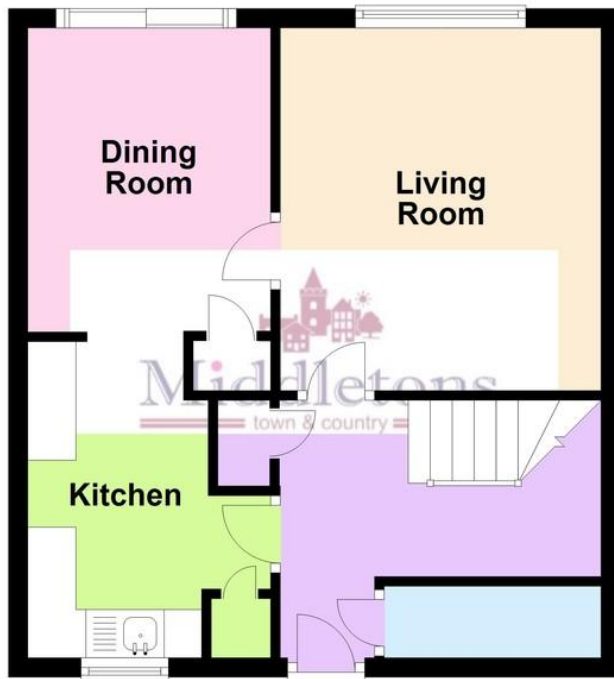
A mature rear garden, with shrubs, lawn and pond. Access to the rear of the garage and access to the side and front of property via a wooden gate. Side access offering further potential to extend subject to planning permission.



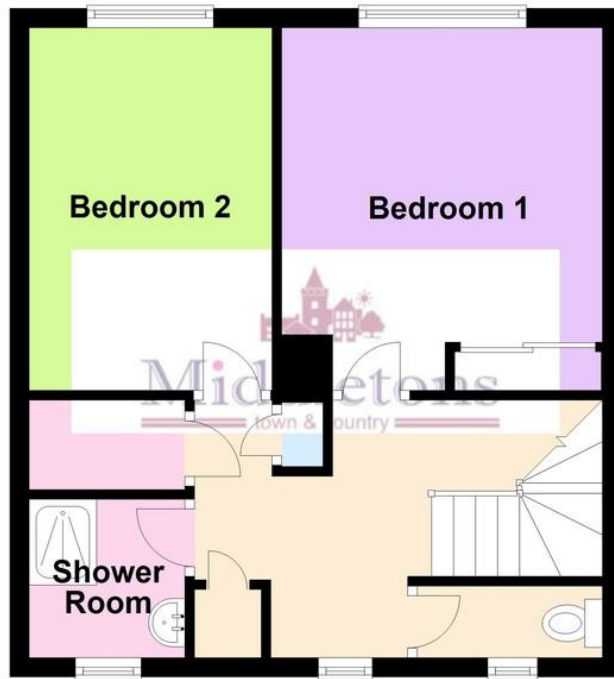




Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	84
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	58	82
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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